

# Town & Country

Estate & Letting Agents

Yr Hendy, Bwlchgwyn

Offers In Excess Of  
£300,000



Presented to the highest standard throughout and enjoying views over fields, this modern detached property enjoys the benefit of UPVC double glazing along with LPG heating and should be viewed to be fully appreciated. The property itself comprises an inviting entrance hall with cloakroom WC off, a spacious triple aspect living room and a lovely modern shaker style fitted kitchen. The first floor landing offers access to a contemporary three-piece bathroom suite as well as to three bedrooms, the principal of which has a built-in cupboard, fitted double wardrobes and ensuite facilities. Externally to the front of the property is a paved forecourt with brick block off-road parking and small garden positioned to the side and timber gated access opens to a rear garden with a paved patio area with a fixed canopy above attractive and well maintained lawn and shrubbed gardens with a timber shed.

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## Externally Front

To the front of the property is a paved courtyard with a brick wall and iron railing boundary, access to the rear garden can be gained from either side of the property. To the side of the front door and above is an external courtesy light and canopy respectively, to the side of the property is the entrance to 2 further properties on Yr Hendy and to the right hand side of that is a lawn and shrub garden with two brick block off-road parking spaces. The property itself looks out over fields.



## Entrance Hall

9'6 x 5'4

Composite opaque double glazed front door opens to an inviting entrance hall with a window facing the front elevation, oak flooring, a radiator, stairs off rising to the first floor accommodation with oak banister and glass balustrades along with oak veneer doors which open to the cloakroom WC, kitchen and living room.



## Cloakroom WC

5'8 x 2'6

With a continuation of the oak flooring from the entrance hall the cloakroom is installed with a dual flush low level WC, vanity unit with wash basin and waterfall mixer tap, panelled walls, radiator and an opaque window facing the front elevation.



## Kitchen / Dining Room

12'9 x 10'1

The kitchen is installed with an array of attractive light grey wood grain effect shaker style units complimented by stainless steel handles with quartz work surfaces housing an inset ceramic sink unit with mixer tap. There is space for a range cooker with an extractor hood and quartz splashback, space and plumbing for a washing machine along with an integrated dishwasher and fridge/freezer. The flooring is ceramic tiled with recessed downlights set within the ceiling, a radiator and a window facing the rear elevation.



## Living Room

1'2 x 16'4

A lovely light triple aspect room with a window facing the front elevation, another to the side

elevation and UPVC double glazed French doors opening to the patio area and rear garden beyond. The flooring is a continuation of the oak flooring from the entrance hall, a door opens to an under stairs storage cupboard and the room features an electric fire with a marble surround.



## First Floor Landing

With a continuation of the oak banister with glass balustrades from the entrance hall, an arched window faces the front elevation, there is access to the loft and oak veneer doors open to a built in shelved linen cupboard and to the principal bedroom as well as two further bedrooms and to the bathroom.



## Principle Bedroom

14'2 x 11'4

Having a window facing the front elevation presenting views over the fields opposite with a radiator below, and oak veneer door opening to a built-in cupboard as well as to the ensuite shower room and there is a fitted floor to ceiling double wardrobe with mirror inserts.



## Ensuite Shower Room

5'1 x 4'4

The shower room is beautifully presented and incorporates a large shower enclosure with dual head thermostatic shower along with a dual flush low level WC with an integrated wash hand basin with mixer tap. The walls are partially panelled with an anthracite heated towel rail and opaque window facing the rear elevation and the ceiling is panelled with inset downlights.



## Bedroom Two

8'9 x 7'9

Having a window facing the front elevation, also enjoying the views over the fields and having a radiator below.



## Bedroom Three

11'11 x 6'8

With a window facing the side elevation and a radiator below.



## Bathroom

10' x 5'4

The family bathroom is fitted with a contemporary white suite also beautifully presented and comprising a panel bath with mixer waterfall style tap, a dual flush low level WC and a vanity unit with wash hand basin and waterfall style mixer tap. The walls are partially panelled with an anthracite, heated towel rail,

dark wood grain effect laminate flooring, an opaque window facing the rear elevation with an extractor fan above the ceiling is panelled with recessed downlights

## Rear Garden

Timber gated access to the rear garden can be gained from either side of the property, both of which open to a rear garden with paved pathways and patio area, outside lighting and fixed overhead canopy, a well presented lawn and shrub garden with a timber shed and deck patio area along with an outside water supply all of which is enclosed by a series timber fence panels.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings

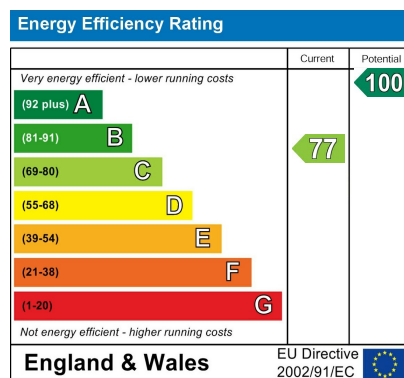
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## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.